

MOTION BY SUPERVISORS GLORIA MOLINA

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There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County's residents. The Southern California Association of Governments reported earlier this year that, between 1998 through 2005, Los Angeles County has issued building permits for the construction of only 21,682 out of 52,202, or 37 percent, of the housing units needed in the unincorporated area to meet its fair share of the regional housing needs.

Given the current housing crisis, it is imperative that the County develop creative solutions to increase the housing supply, such as eliminating unnecessary barriers to housing development. Under current zoning, residential uses in commercially-zoned areas require a Conditional Use Permit. My concern is that requiring a Conditional Use Permit may discourage infill housing from being built in areas that are best suited to sustaining new housing opportunities. There may be commercially-zoned areas, such as declining commercial corridors, which pose opportunities to build infill housing and mixed-use developments. The unrealized potential in our commercial zones is an opportunity for housing that Los Angeles County cannot afford to ignore.

MOTION

Burke	_____
Yaroslavsky	_____
Knabe	_____
Antonovich	_____
Molina	_____

I, THEREFORE, MOVE that the Board instruct the Director of Regional Planning to study and make recommendations on options for modifying the County's commercial zones to allow processing of residential developments and mixed-use projects through an administrative procedure, and report back with findings within 60 days. The report-back should include provisions for maintaining the commercial uses along the County's major commercial corridors.

KM/sf